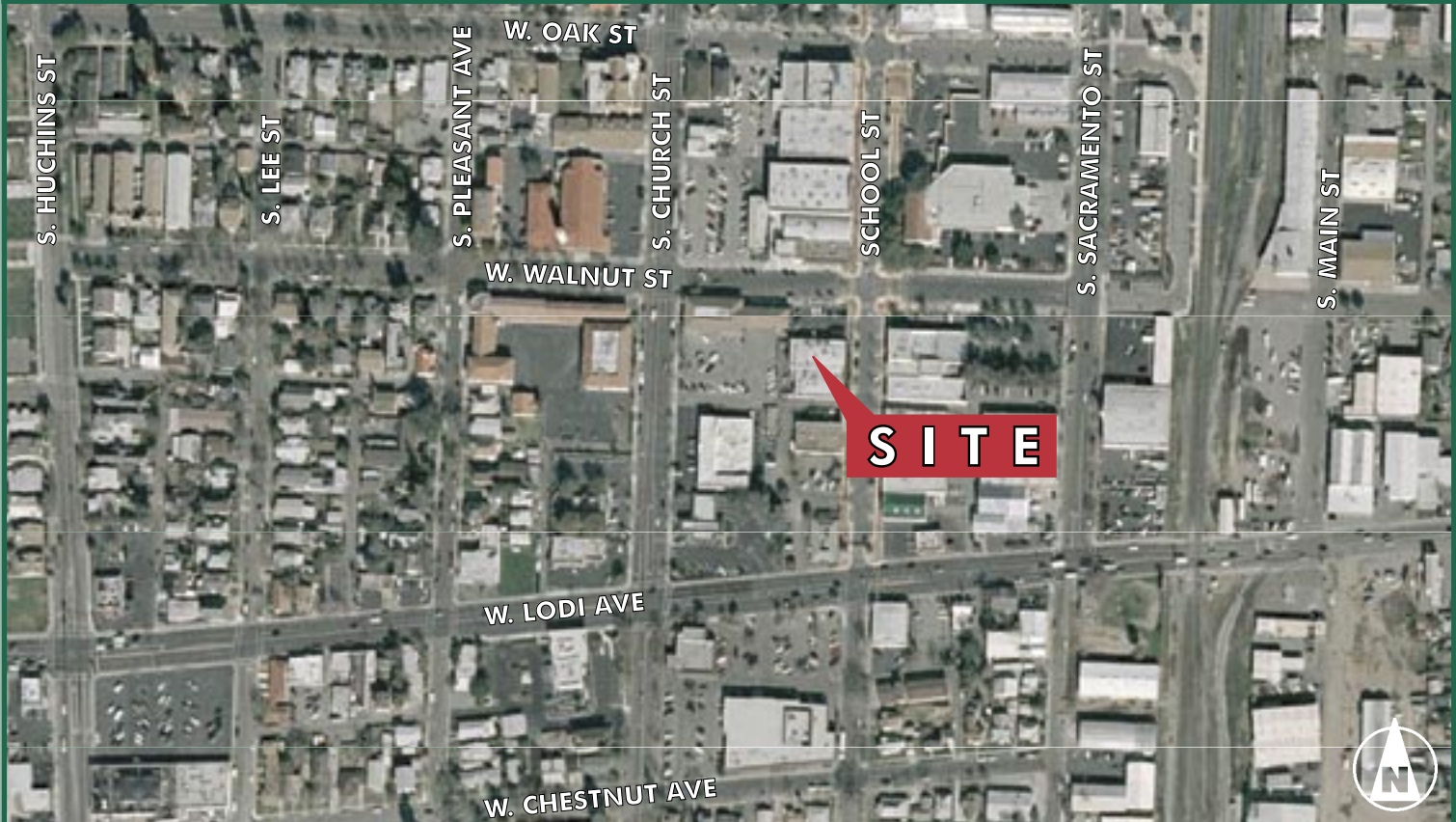


FOR SALE/LEASE
min **±1,500**, max **±10,500 SF**

AERIAL



For Further Information, Contact:

Xavier Santana

209 476 2917 Tel

xavier.santana@cbre.com

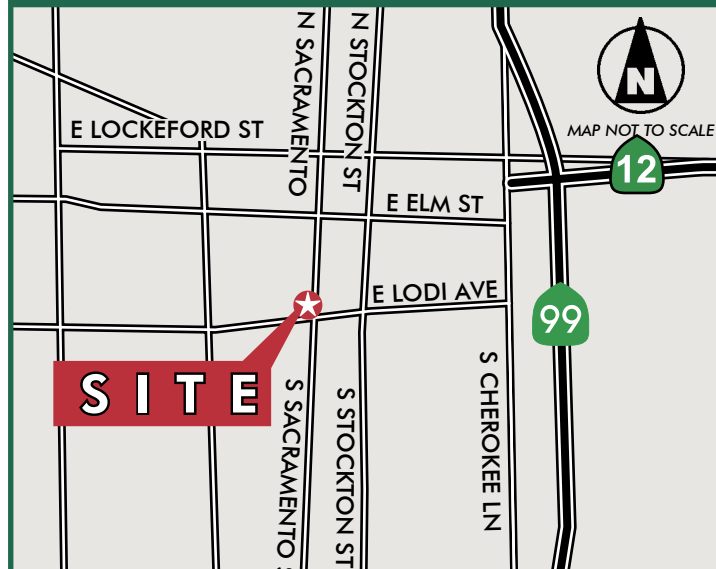
1776 March Lane, Suite 170

Stockton, CA 95207

209 476 2960 Fax

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LOCATION MAP



FOR SALE/LEASE
min **±1,500**, max **±10,500 SF**



turn key restaurant space available

PRICE:

- **SALE PRICE:** \$1,800,000
- **LEASE PRICE:** Negotiable *NNN
* As per lease

PROPERTY SPECIFICATIONS:

- Square Feet Available:
minimum $\pm 1,500$ SF
maximum $\pm 10,500$ SF
- Located in the heart of Downtown Lodi
- Parking: 11 Spaces (North side)
6 Spaces (Rear parking)
Street parking available
- APN# 043 044 14

FEATURES:

- Restaurant is equipped with dining tables and chairs
- Kitchen is fully equipped and operational
- Tenant improvements are in immaculate condition

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
• Population (2003):	25,313	66,919	73,871
• Average HH Income:	\$44,236	\$57,320	\$58,896

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TENANT IMPROVEMENTS

- Sound & Video System
- Wall Finishes
- Murals
- Steel Frame Doors
- Front Window Mullions
- Beer Dispenser
- Waitress Stations
- Hostess Stand

FULLY EQUIPPED RESTAURANT

Complete Inventory Available Upon Request

- Walk-in Refrigerators and Freezers
- Stainless Steel Sinks
- Wood Burning Rotisserie
- Wood Burning Pizza Oven
- 6 Burner Range
- Work Tables & Insulated Counters
- Ice Machine
- Refrigerated Deli Case
- 7 Booths
- 56 Arm Chairs
- Indoor / Outdoor Seating for 125

turn key restaurant space available

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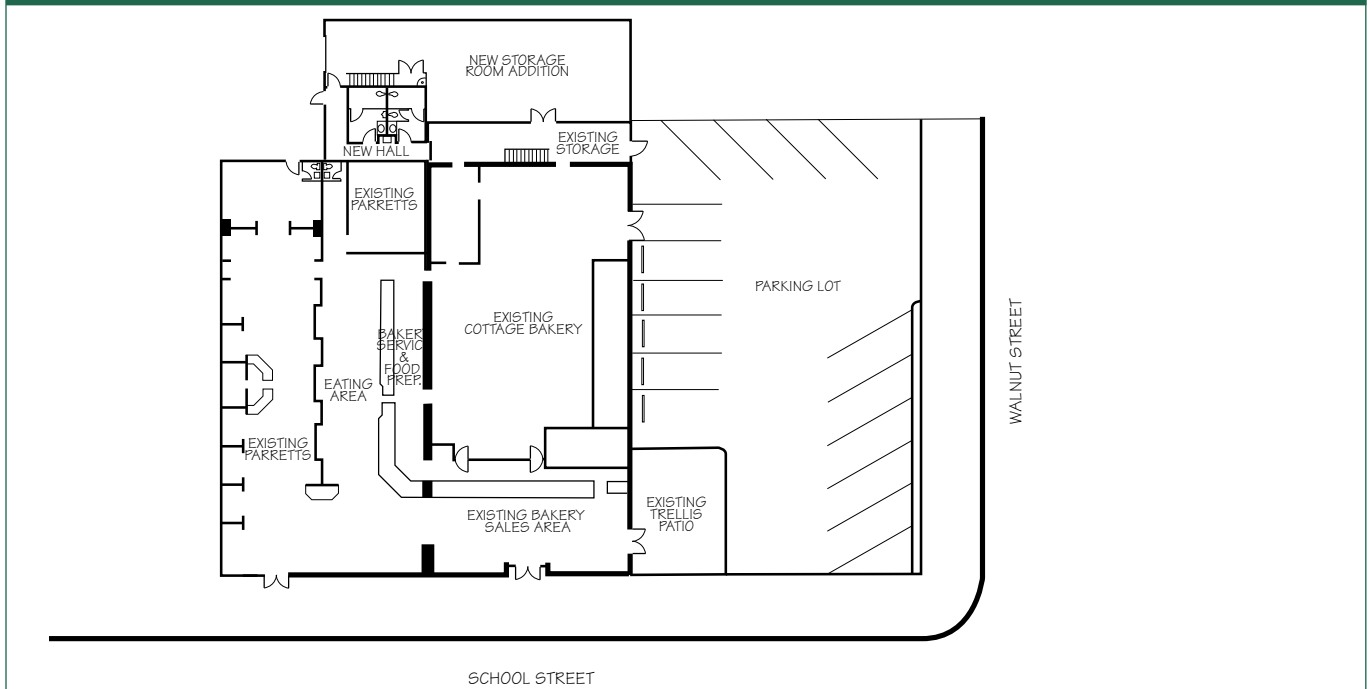
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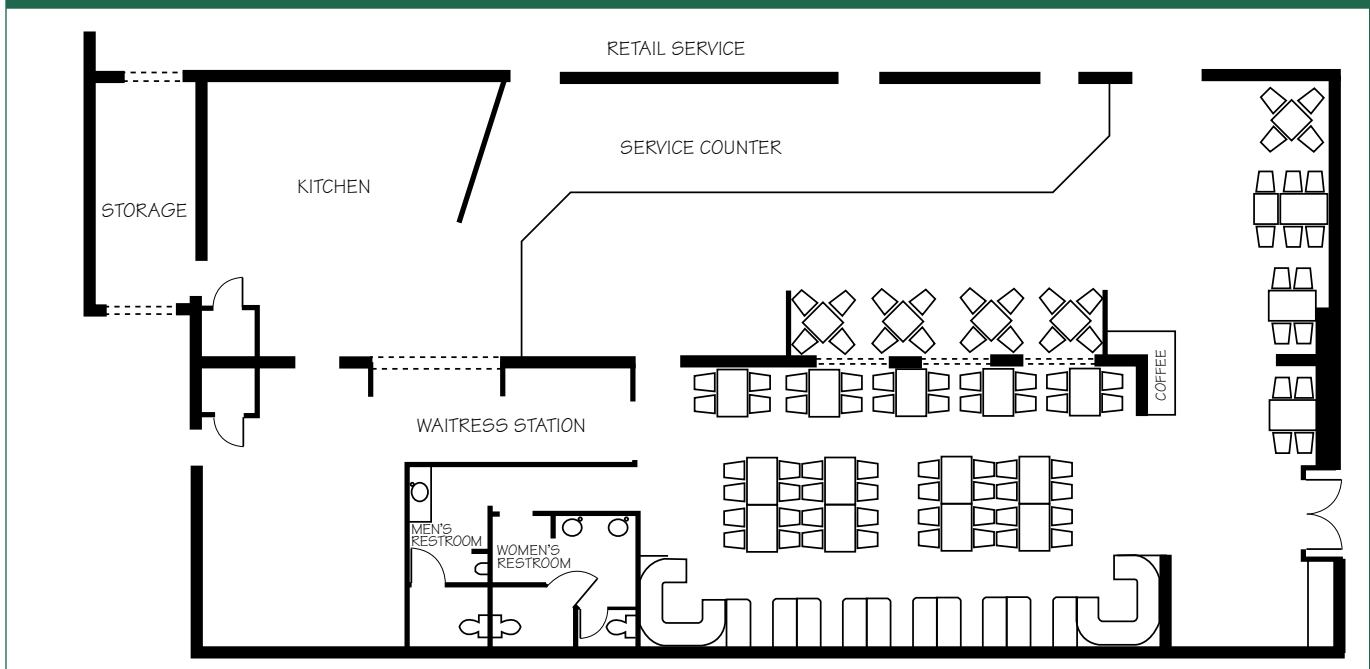
FOR SALE/LEASE

min $\pm 1,500$, max $\pm 10,500$ SF

SITE PLAN



RESTAURANT FLOORPLAN



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.